

e-mail to KT to Post website
e-mailed Commissioners/DRC
applicant

FAX TO: Kathi Heckert, Senior Board/Commission Clerk
Placer County Planning Commission
Fax (530) 745-3080
Phone 530-745-2082

FROM: Michael Garabedian, President
Friends of the North Fork
916-719-7296

RE: **Buildable area, density and compatibility with surrounding
lands**

DATE: December 11, 2013

PAGES: Cover sheet plus 3

FRIENDS OF THE NORTH FORK

7143 Gardenvine Avenue
Citrus Heights, California 95621

December 9, 2013

Miner (Mickey) Gray, Chairman
Larry Sevison, Vice Chairman
Ken Denio, Secretary
Richard Johnson
Jeffrey Moss
Wayne Nader
Richard Roccucci
Placer County Planning Commission
3091 County Center Drive
Auburn, California 95603

Re: Belcara Subdivision net buildable area, density and incompatibility with surrounding lands. December 12, 2013, Commission agenda.

Dear Commissioners:

Planned Development does not allow the County to. "...Compensate a land owner for areas of their property that are unbuildable under standard development policies and procedures due to existing features and/or constraints on the property." County Code 17.54.080(A)(5).

Net buildable area calculation

There are about 17 acres of land under 30% slope that are among many but not all of the white areas of the tentative map that are unbuildable due to access, right-of-way, septic, visibility and other limitations that are defined by PD. It appears that this acreage has not been excluded from the net buildable area by calculation or other method of determination.

If it were excluded, it looks like the net buildable area would be 73 acres, and the maximum theoretical units permitted would be 32.

Density buffers and lot sizing

Under PD, the determination of density is not limited to the calculation of allowable density.

Although a maximum residential density is identified by the numerical factor shown on the zoning map, the appropriate residential density for each parcel with such a designation must be established and justified by considering other factors such as: geologic, hydrologic, and topographic features; trees and other vegetation; natural, cultural, or historic resources; compatibility with surrounding land use districts and existing neighborhood uses; requirements of the applicable community plan and the county general plan; and the significance of the definitive benefit to the community.

County Code 17.54.100(A)(1)(d).

Minimum Lot Area. In order to maintain a reasonable compatibility with the adjacent properties and the land use district, the minimum lot size permitted in a planned residential development shall be no less than the minimum lot size permitted by the general plan/community plan land use designation for the property in question, or a smaller minimum lot size that the planning commission determines is appropriate on a specific site for one of the following reasons:

- i. A significant buffer of common area open space is provided between the project lots and neighboring properties of larger lot sizes;
- ii. Proposed lots, adjoining neighboring properties, are at least as large as the minimum lot size permitted by the general/community plan land use designation on the adjoining property; or
- iii. An amount of additional open space, over that amount credited to the project under Section 17.54.100(A)(2)(b)(i), is provided which protects a significant ecological resource as identified in the Placer County general plan.

County Code 17.54.100(A)(2)(c)

The north and south sides of the project border directly on public lands, and the west side including Parcel B borders directly on public lands. These public lands extend in all three directions from project borders to the waters of the North and Middle Fork American River.

A significant part of the project has internal buffer areas that help to address the incompatibility of the development and its high density clusters with the surrounding public lands.

On the north side, with the exception of Lot 21 that has what might be a 300 foot public land buffer inside the development, the project has what on the map looks like exceptionally healthy buffer areas between the boundary and structures.

On the south side Lots 4 and 5 have essentially no buffer internal to the subdivision. Solutions to this are that lots in this area should be combined with structures placed in a manner adequately removed from the public land boundary, or Lots 4 and 5 should become buffer areas for the neighboring lots.

About half of the west side of the project has buffer lands of greater width than the north side, but Parcel B is not known to be planned to be a buffer or to have a buffer for its development.

Except for the vineyard lots which are the south half of the east side of the project, the north half of its east side has much higher density and far smaller lot sizes than the neighboring Monte Verde Subdivision. Lots 24 to 30 and 31 to 35 are a very high concentration compared to Monte Verde.

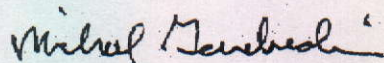
Therefore, a significant part of the project border is inconsistent with the density of all immediately surrounding properties.

Therefore, the entire project including its intent to exclude Parcel B and its proposed approach to managing clustering are incompatible with the surrounding lands and with the Foresthill Divide itself from the Foresthill Bridge to Monte Verde.

The Planning Commission should send the project back to the drawing boards along with direction from the commission.

The three MNDs have not addressed these and many other issues. The three issued MND's and their iterations are no substitute for the scoping process that is necessary prior to preparing an EIR for Belcara Subdivision.

Sincerely,



Michael Garabedian, President